

This spacious four bedroom detached family home is available for rental in April and benefits from sitting on a good size corner plot with a double garage and driveway parking for several cars and is situated in the popular hedgerows development.

The property has gas central heating, a pleasant lounge, separate dining room, modern fitted kitchen and utility area on the first floor there are four good size bedrooms one master with ensuite and a family bathroom. To the rear of the house the garden is laid mainly to lawn with a decking area for sitting out enjoying the sunshine. Sudbury sits close to the River Stour on the Suffolk Essex border. It is a delightful market town surrounded on three sides by its famous water meadows and rolling hills. A Suffolk wool town famous for its historic links with Thomas Gainsborough and Simon of Sudbury. It is also the commercial heart for many local villages, with their own unique charms.



BOYDENS

Built on service and trust

Great Cornard

1 Turkentine Close, Great Cornard, SUDBURY, Suffolk, CO10 0YR



Available From: 02 Apr 2018

FEES APPLY £1,200.00 PCM

- DETACHED PROPERTY
- DOUBLE GARAGE
- CUL-DE-SAC LOCATION
- FOUR BEDROOMS
- MASTER BEDROOM
- EPC - C

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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (92-100) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | 65 | 73 |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | England, Scotland & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Messrs. Boydens for themselves and for the vendors or lessors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Boydens has any authority to make or give any representations or warranty whatever in relation to this property.